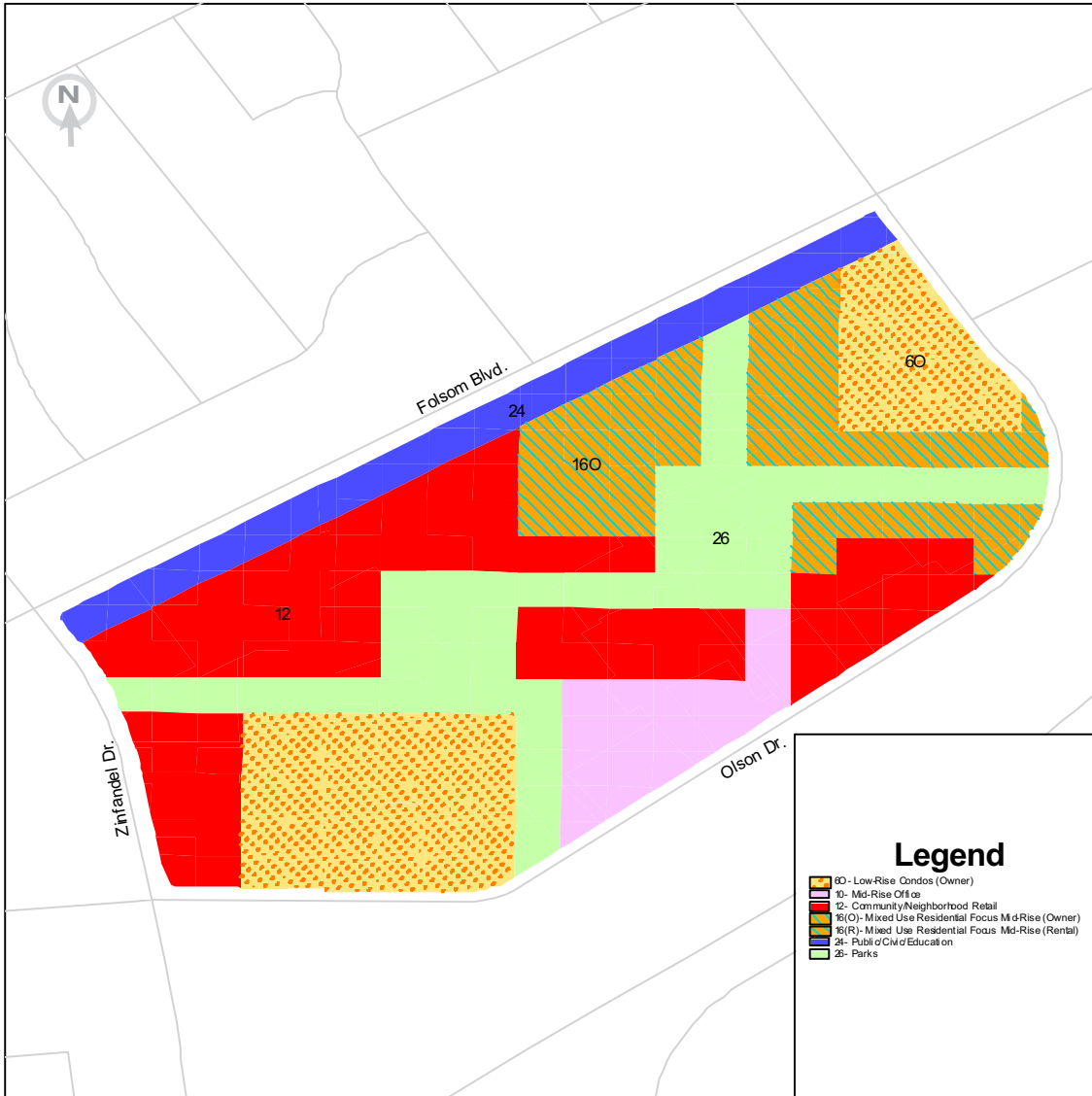


TABLE 4

Rancho Cordova Zinfandel— Smart Growth Scenario



Key Land Uses Featured



6 Low-Rise Condos



12 Community/Neighborhood Retail



16 Mixed-Use Residential Focus Mid-Rise



24 Public/Civic/Education



26 Parks

Legend

- 60- Low-Rise Condos (Owner)
- 10- Mid-Rise Office
- 12- Community/Neighborhood Retail
- 16(O)- Mixed Use Residential Focus Mid-Rise (Owner)
- 16(R)- Mixed Use Residential Focus Mid-Rise (Rental)
- 24- Public/Civic/Education
- 26- Parks

Key Elements of Planning Scenario

Participants at this table focused on creating a central pedestrian corridor with retail space, directly connected to the light rail station. Specific features of the plan include:

- Design elements would enhance view-shed, with focus on the central corridor that would invite people into the area
- Archways at four main entry points to main corridor
- Two plazas which could be used for concerts and other social events
- Entertainment and restaurant complexes
- Condominiums and mixed-use/mid-rise housing units in eastern section

Resulted in the following changes from the base case:

- Capacity for 1,200 fewer employees
- Capacity for 500 more dwelling units
- Improved land use mix from 0 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	1,430
Total Residents	863
Employees per Dwelling Unit	2.98
Pedestrian Friendliness (1 = worst, 5 = best)	2.68
Change in Vehicle Miles Traveled per Household from Base Case*	-47%

**See Rancho Cordova Zinfandel Detailed Indicators for more information*

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DETAILED INDICATORS

Rancho Cordova Zinfandel

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth
Total Employees	2,566	1,779	3,189	1,989	1,430
Total Dwelling Units	0	1,168	371	584	479
Total Residents	0	2,177	814	1,052	863
Employees per Dwelling Unit	0	1.52	8.59	3.4	2.98
Retail Jobs	2,470	1,209	1,677	1,037	1,057
Office Jobs	0	426	1,363	781	277
Industrial Jobs	0	0	0	0	0
Public Jobs	96	144	149	171	96
Pedestrian Friendliness (1 = worst, 5 = best)	2.09	3.45	2.91	3.31	2.68

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth
Change in VT per Household	0	-0.22	-0.22	-0.2	-0.22
Change in VMT per Household	0	-0.49	-0.37	-0.31	-0.47
Change in VT per Retail Job	0	-0.42	-0.45	-0.36	-0.37
Change in VMT per Retail Job	0	-0.54	-0.48	-0.36	-0.48
Change in VT per Non-Retail Job	0	-0.43	-0.46	-0.37	-0.38
Change in VMT per Non-Retail Job	0	-0.59	-0.59	-0.42	-0.49
Change in Light Rail/BRT Boardings	0	414.23	445.09	321.88	262.55

VT = Vehicle Trips

VMT = Vehicle Miles Traveled, and it is an indicator of energy use and air emissions

* The "Base Case" future assumes that existing land uses remain through a 50-year time frame and that vacant parcels will be developed at their current general plan land use designation.

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